



HOA MEETING MINUTES

February 18, 2020

Call Meeting to Order at 7:00pm

In attendance: Jerry Goedert (President), Addy Barton (Vice President), Doug Schultz (Secretary), Dave Mullaly (Member at Large), Sue Patrick (Hawthorne Management), Sue Sink (Pool Committee), Eve Smith (Social Committee), 2 homeowners.

Motion with second to ratify the January minutes-all in favor, motion passed.

OFFICER REPORTS

Treasurer Report: Assessments collected in January were \$55,699, which is stronger than the collections in January 2019 of \$51,761. Unpaid assessments at January 2020 are \$7,812 compared to \$5,894 a year ago. The increase is most likely due to the problems with delayed delivery of statements and the change in payment processing to a new third-party company. At the end of January 2020 there were 46 houses that had not paid their assessment, compared to 42 houses one year ago.

Cash expenditures in January were \$13,603, which is a reduction of about \$2,000 from one year ago, and \$2,600 lower than December. Recurring expenses (Landscape, Electricity, Trash, Water, and Management Fees) were \$6,243 in January. Other expenses in January were:

- \$2,584 in Legal fees relating mainly to lien foreclosure actions on one significantly delinquent property (this amount is added to the accumulative balance to be collected when the house sells)
- \$2,895 for semi-annual payment of Insurance
- \$1,150 for Office Supplies and Postage relating to mailing of statements and notices about the annual meeting.

Please be aware that there is a new remittance address for mailing checks. Automated bill-pay accounts will need to be adjusted to reflect the new address.

President Report: Congrats again to the community for participating in the Annual meeting with a Quorum and after the board elected new officers: Jerry Pres., Addy VP., Doug Sec., Bob Treas., Dave., MAL., terms to run for Jan-2020 to Jan-2021.

- Have requested our tech (Tyler) to create an info update page on the website that would forward to Hawthorne so they would have that info for cascading necessary information to all homeowners.
- Signed an agreement for the installation of new (needed) cameras in around the pool area. Sign(s) will be posted.
- Would like to say "Thanks!!" to Jessica Shellenberger for all she had done Social Committee. Due to family obligations, she has resigned. And we would like to say, "Thanks & Welcome Aboard!!!" to Eve Smith as Social Committee Chair after a motion was made and the (entire) Board 2nd the motion.
- Looking at possibly added an area for a Gaga Pit near the pool house. More information forthcoming.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** Again, the river rock that was added to the corner of the parking lot due to the drainage issue and is still working great. The board is still deciding on pine fines vs pine straw, in natural areas by reviewing RIO in doing so; and needing to add an addendum in the contract if we do so.
- Board is currently looking into Resurfacing and Striping the Pool Parking Lot because of cracks and other damage before potholes develop.
- There were shrubs damaged at the pool area facing Stratton Farm Dr. with limbs cut within the center to form a "hiding place". An incident report was made to HPD and the area will be monitored.
- **ARC COMMITTEE:** No Requests in Jan. 1 Request in Feb waiting on Committee's approval.
- **SOCIAL COMMITTEE:** Once again, Thank you for all the volunteers last year! And to Dawn Durning who is willing to help wherever it is needed. We are looking for 2-3 people with one with young children to volunteer for their insight on what kids would like to do for fun for the year. Events should be populated on Social Event Calendar as of this email, and more will be added as dates and activities are confirmed.
- **POOL COMMITTEE:** GREAT NEWS!!! Not only have we reached out to companies to quote the leak in the baby pool, but we have hired one, and it has been REPAIRED!!! We are now currently reaching out for quotes to fix the concrete cracks around the pool patio. We have received some quotes and are determining which company to hire to do the job.

Next Meeting March 17, 2020 @ 7:00 PM at Swim Club Management

9800 W Kinsey Ave #135 in the Huntersville Business Park